



6 Leighton Road

Hartley Vale, Plymouth, PL3 5RT

Price Guide £300,000



A semi-detached house understood to have been built circa 1937/38. Well looked after & maintained over the years. A well proportioned home having the benefit of uPVC double-glazing & gas central heating. Original layout with a generous-sized lounge, separate dining room, fitted kitchen, 3 bedrooms, the third a good size, a bathroom & separate wc. Standing on a roughly triangular shaped plot with excellent parking on the private drive & within the large garage. A sunny southerly-facing rear garden.



LEIGHTON ROAD, HARTLEY VALE, PLYMOUTH, PL3 5RT

LOCATION

Found in Hartley Vale, a popular established residential area with a variety of local services & amenities nearby. Access to major routes in other directions.

ACCOMMODATION

STORM PORCH

uPVC front door with 5 double-glazed lights.

GROUND FLOOR

HALL 13'1 long (3.99m long)

Staircase with carpeted treads rises & turns to the first floor. 2 useful under-stair storage cupboards, one housing the electric meter & consumer unit.

LOUNGE 14'0 x 13'1 max (4.27m x 3.99m max)

Wide uPVC double-glazed bay window to the front. Focal feature fireplace with a polished hearth, free standing wood burning stove & timber overmantel.

DINING ROOM 12'5 x 11'2 (3.78m x 3.40m)

French doors & windows overlooking & opening into to the rear garden. Picture rail.

KITCHEN 12'7 x 5'6 (3.84m x 1.68m)

Light & airy with double-glazed windows to the side & rear overlooking the rear garden. A uPVC part double-glazed back door. Cupboard & drawer storage set in wall & base units. Roll edge work surfaces. Tiled splash-backs. Inset 1.5 bowl stainless steel sink. Integrated appliances to include: Neff four ring variable sized gas hob, oven, space & plumbing for an automatic washing machine & space for a fridge. Cupboard housing the Worcester gas fired boiler servicing the central heating & domestic hot water.

FIRST FLOOR

LANDING

Window to the side.

BEDROOM ONE 14'1 x 11'1 max (4.29m x 3.38m max)

Wide picture window to the front. Quality fitted bedroom furniture with wide bed recess, bedside tables, cupboards above & fitted wardrobes.

BEDROOM TWO 12'4 x 8'10 floor area 11'1 max (3.76m x 2.69m floor area 3.38m max)

Window to the rear garden with long views beyond. Sliding doors to built-in wardrobes/cupboards storage along one side.

BEDROOM THREE 9'11 x 7'6 (3.02m x 2.29m)

Window to the front.

BATHROOM

Obscured glazed window to the rear. White suite with pedestal wash hand basin, twin grip panelled bath & a separate tiled shower with thermostatic shower control.

WC

Obscured glazed window to the side. Modern Rocca close coupled wc.

EXTERNALLY

A front entrance opens into a herringbone patterned brick paved drive, providing off-street parking & giving access to the garage. A lawned front garden with ornamental bushes & shrubs. To the rear & side a southerly facing back garden, landscaped with an area of lawn, a wide border containing various ornamental shrubs & a decked seating terrace.

GARAGE 17'7 x 12'0 (5.36m x 3.66m)

Electric remote door.

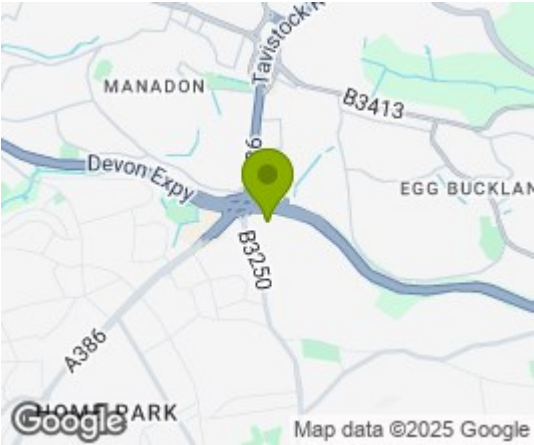
COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

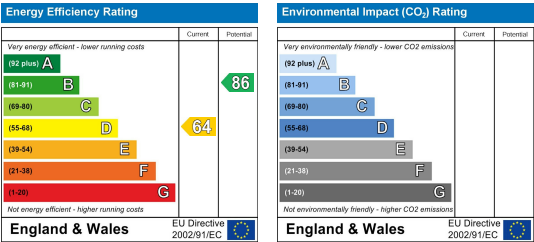
Area Map



Floor Plans



Energy Efficiency Graph



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